

COMM NE COR OF SE1/4 OF SW1/4, R
W 800.63 FT TO W R/W OF A CO RD
W 101.30 FT, N 260 FT, E 147.03

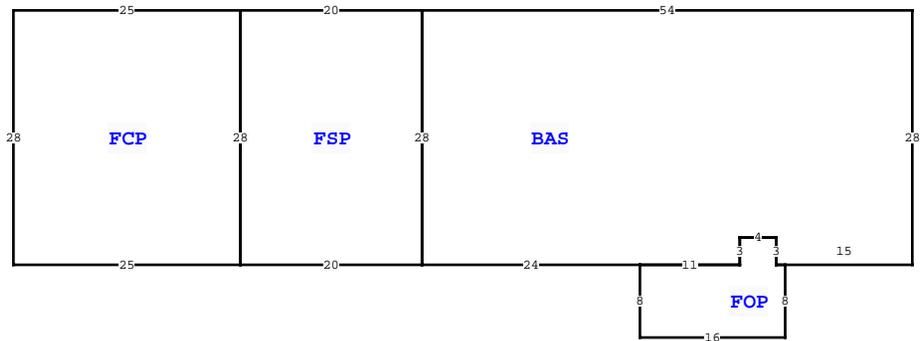
RUSSELL NICHOLAS/RUSSELL TIFFANY
328 SE SANDY DR
LAKE CITY, FL 32025

2026

01-4S-17-07476-000
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
FCP	700	25	
FOP	140	35	
FSP	560	40	
TOTALS	2,900		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,948	111.9000	70.50	137,334	1989	1989		0	0	60.00	40.00	
2 MOBILE HME 100% - 2023 Heated Area: 1500 HX Base Yr 2023													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			54,934
TOTAL MARKET OB/XF VALUE			7,240
TOTAL LAND VALUE - MARKET			24,310
TOTAL MARKET VALUE			86,484
SOH/AGL Deduction			10,620
ASSESSED VALUE			75,864
TOTAL EXEMPTION VALUE	HX HB	50,864	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			86,484
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22228	ADDN SFR	150	08/24/2004
21409	M H	250	01/12/2004
15075	M H	125	02/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/1377	2/14/2022	WD	Q	I	01	75,000
GRANTOR: MOORE SANDRA GAIL						
GRANTEE: RUSSELL NICHOLAS						
932/1591	8/07/2001	QC	U	I	11	100
GRANTOR: RICHARDS SANDRA GAIL						
GRANTEE: MOORE SANDRA GAIL						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0031	BARN,MT AE	0	100	30	40	1.00	UT	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
3	0166	CONC,PAVMT	0	100	15	28	420.00	UT	2.00	100	2004	2004	3	100	840	
4	0285	SALVAGE	0	100	21	42	1.00	UT	0.00	100	1945	1945	3	100	1,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	900	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	800	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF														7,240			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W54 FSP= W20 FCP= W25 S28 E25 N28\$ S28 E20 N28\$ S28 E24FOP= S8 E16 N8 W1 N3 W4 S3 W11\$ E11 N3 E4 S3 E15 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100		A-1	0.00	0.00	0.24	AC		1.00	1.00	1.00	13,000.00	13,000.00	3,120							
2	0200	C	MBL HM	100			0.00	0.00	0.63	AC		1.00	1.00	1.00	13,000.00	13,000.00	8,190							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							